

\$959,900 - 8123 33 Avenue Nw, Calgary

MLS® #A2208672

\$959,900

2 Bedroom, 1.00 Bathroom, 857 sqft

Residential on 0.50 Acres

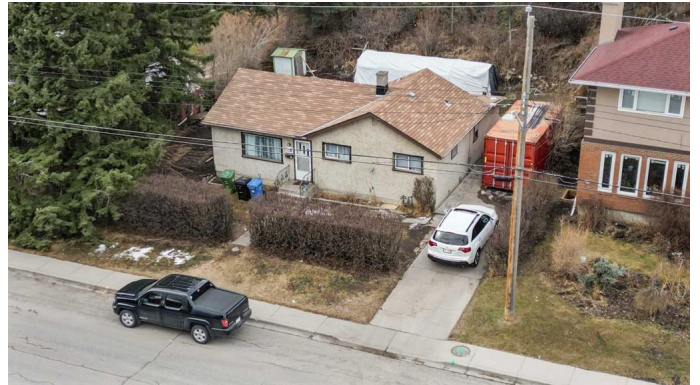
Bowness, Calgary, Alberta

Calling all aspiring or experienced builders looking to build on an executive-style, inner-city-acreage type lot. The historic, character-filled community of Bowness has only so many 1/2 acre lots left and this is of them. The existing bungalow sits on a huge 72.5 x 300 ft lot (21,750 sqft), features an oversized parking pad and gradually backs up onto a natural escarpment, situated on a quiet street in West Bowness. It's also just minutes away from Bowness & Bowmont Parks, C.O.P, and the new Farmer's Market. With the new zoning, there are many building options available for this lot, from single-family homes to townhomes. This 2-bedroom bungalow was just recently updated inside and new tenants have moved in on April 1st with a one year lease at \$1790 + utilities. Additional updates include a newer roof. Given the size of the lot and the new zoning rules, it's a unique opportunity. Call your favorite Realtor today to arrange a discussion and offer on this fabulous lot. Please do not walk the lot or bother the tenants without booking an appointment first.

Built in 1942

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2208672 |
| Price | \$959,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |



| | |
|----------------|-------------|
| Full Baths | 1 |
| Square Footage | 857 |
| Acres | 0.50 |
| Year Built | 1942 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 8123 33 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 1L5 |

Amenities

| | |
|----------------|--------------------------------------------|
| Parking Spaces | 6 |
| Parking | Off Street, Parking Pad, RV Access/Parking |

Interior

| | |
|-------------------|--------------------------------------|
| Interior Features | See Remarks |
| Appliances | Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Unfinished, Partial |

Exterior

| | |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Interior Lot, Rectangular Lot, Backs on to Park/Green Space, Sloped Up, Treed, Wooded |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Block, Poured Concrete |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | April 8th, 2025 |
|-------------|-----------------|

| | |
|----------------|------|
| Days on Market | 27 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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